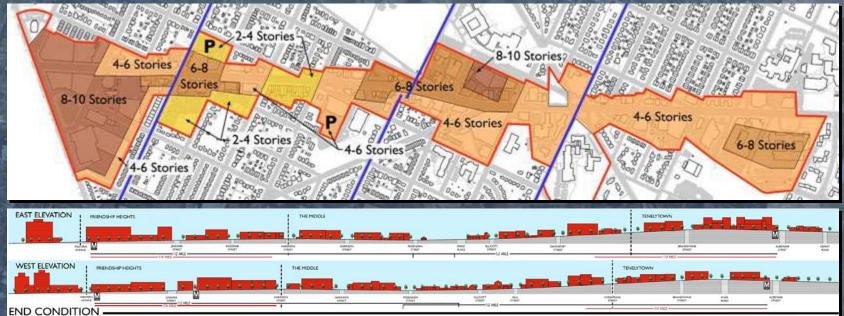


Recommendations

MANAGING GROWTH

- Protect Neighborhood by Steering Growth to Corridor and Metro Stations
- ø Adopt Framework No Zoning Change
- ø Height range of 2 -10 stories
- ø Define Housing Opportunity Area boundaries







PROTECTING NEIGHBORHOODS

 Establish Growth Restriction Area No support for Zoning Changes and PUDs in Growth Restriction Area

Ø No support for conversion of Institutional Uses







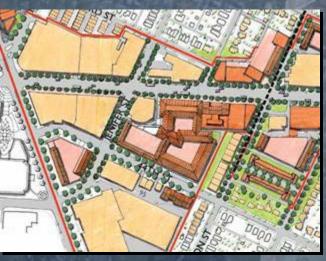


ENCOURAGING A GREATER RETAIL MIX

- ø Continue Friendship Heights as Regional Center
- ø Improve retail character of Jenifer Street and Western Avenue
- Maintain Neighborhood Retail in Middle Wisconsin, Concentrate other Retail at Friendship Heights and Tenleytown
- ø Encourage Mixed Use near Metro Stations to strengthen retail.
- Establish a Business Improvement District and/or Merchants Association









CREATING AN ATTRACTIVE STREETSCAPE AND IMPROVED PUBLIC REALM

- ø Reinforce boundary between pedestrians and vehicles
- Reduce curb cuts; discourage new curb cuts unless moving them off corridor negatively effects neighborhood
- ø Improve road crossings
- ø Require a consistent streetwall
- ø Define the edges of Tenley Circle
- ø Encourage public open spaces north of Tenley Cirle
- Maintain, enhance and link to open spaces adjacent to the corridor







TRAFFIC AND PARKING

DDOT is planning to undertake a traffic,
parking and transportation study for the full corridor

HISTORIC PRESERVATION

- ø Respect the historic Fort Circle Park system
- Ø Protect and enhance the corridor's existing historic resources
- Ø Create a series of interpretive historical markers throughout the study area



